4746 20th Avenue NE

Streamlined Design Review (SDR) Packet | Project #3033261-EG | March 8, 2019

b9 architects

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OBJECTIVES

Construct a residential SEDU apartment structure with four stories above street level and one partially below-grade story. The structure will have (33) SEDU units. No parking is required or is to be provided. Existing structures to be demolished.

Number of Units	33
Number of Parking Spaces	0
Number of Bike Parking Spaces	35
Gross Conditioned Floor Area	11,945 SF
Area Contributing to Design Review Threshold	11,158 SF

Sustainability
Design and construct new structure to achieve a 4-Star Built Green Certification.

TEAM

ARCHITECTS	b9 architects
DEVELOPER	Wendy Gottesman
STRUCTURAL	TBD
GEOTECHNICAL	Geotech Consultants Inc
LANDSCAPE	Root of Design

SDR APPLICATION

PART I: Contact Information

1.	Property address	4746 20th Avenue NE
2.	Project number	3033261-EG
3.	Additional related project number(s)	3032790-LU
4.	Owner Name	Wendy Gottesman
5.	Contact Person Name	Bradley Khouri
	Firm	b9 architects
	Mailing Address	610 2nd Avenue
	City, State Zip	Seattle, WA 98104
	Phone	206.297.1284
	Email Address	office@b9architects.com
6.	Applicant's Name	Bradley Khouri
	Relationship to Project	Architect
7.	Design Professional's Name	Bradley Khouri
	Email Address	bgk@b9architects.com
	Address	610 2nd Avenue
	Phone	206.297.1284

PART II: Site and Development Information

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

   The existing site is comprised of one LR3 parcel located mid-block along 20th Avenue NE between NE 47th Street and NE 50th Street in the University District. The site is elevated, approximately 3 feet higher than the right-of-way, with a slope located along the west property line, mitigating the elevation change. The remaining majority of the site's topography is fairly flat with a slight slope down towards the east. One single family residence, built in 1922, currently exists on the parcel and is proposed to be removed.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood Specific Guidelines.

   The lot is zoned LR3 and is located within the University District Urban Center. The site is subject to the Citywide Design Guidelines and University District Design Guidelines.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

   The immediate neighborhood is primarily residential student housing and consists of a mixture of single family, duplexes, rooming houses, fraternities/sororities and apartments. Immediately to the east of the site are the Ivy Ridge Apartments which span the majority of the block between NE 47th Street and NE 50th Street and consist of five wood apartment structures, each providing 150 units. Directly west of the site are two craftsman-style single family structures and to the south is a single family structure, all constructed in 1922. To the north is a single family structure that has been converted to a fraternity house.

   The University of Washington campus is located two blocks south along NE 45th Street. University Village is located three blocks to the east, with access via the NE 45th Street and University Way NE is within walking distance to the west.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

   The development proposal consists of one 4-story Small Efficiency Dwelling Unit apartment structure with a partially below-grade story, providing a total of 33 units. Approximate structure height is 44 feet per SMC 23.45.514.F. No parking is required per SMC 23.54.015 Table B, Item L as the proposed residential use is located within an Urban Center. The proposal provides no parking.

   Two adjustments are requested as part of the design proposal in response to site access constraints. Adjustment 1 requests a reduction of the minimum rear setback of 5'-0". A minimum 15'-0" rear setback is required and a 10'-0" minimum rear setback is provided for a length of 12'-6". In response to the adjustment request, a 17'- 9 3/4" average rear setback is provided due to large areas of modulation on the rear facade. Adjustment 2 requests a reduction of the 50% landscape area requirement for the Common Amenity Area located at the entry to the site. The proposal provides 48.26% landscaping for this Common Amenity Area. Adjustment 2 results from providing an accessible entry to the project from the sidewalk, and supports the trash storage to be located inside the structure instead of fronting onto the right-of-way like many similar structures along the 20th Avenue NE. In addition, landscape area wraps around the structure to provide more landscape visible from the street, to enhance the streetscape. Refer to the Adjustment Diagrams and Matrix on pages 22-23 for further documentation of the requested adjustments.

ZONING SUMMARY

23.45.510 - FLOOR AREA RATIO (FAR) LIMITS:
- 1.5
- 2.0 if the project meets the standards of subsection 23.45.510.C.

23.45.512 - DENSITY LIMITS—LR ZONES:
- 1/800
- No Limit for apartment developments that meet the standards of subsection 23.45.510.C, located in LR2 and LR3 zones

23.45.514 - STRUCTURE HEIGHT:
- 40 Feet base height
- For all residential uses in LR3 zones, the applicable height limit is increased 4 feet above the height shown on Table A for 23.45.514 for a structure that includes a story that is partially below-grade
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.517 - MULTIFAMILY ZONES WITH A MANDATORY HOUSING AFFORDABILITY SUFFIX:
- No MHA requirements inside urban centers and villages in LR3 zones.

23.45.518 - SETBACKS AND SEPARATIONS:
- Apartments:
- Front- 5 feet minimum
- Rear- 15 feet minimum if no alley
- Side less than 40 feet- 5 minimum
- Side more than 40 feet- 7 average; 5 minimum

23.45.522 - AMENITY AREA:
- The required amenity area in LR3 zones for apartments is equal to 25 percent of the lot area.
- A min of 50% of the required amenity area shall be provided at ground level.
- For apartments, amenity area at ground level shall be provided as common space and shall be accessible to all apartment units.
- All units shall have access to a common or private amenity area.

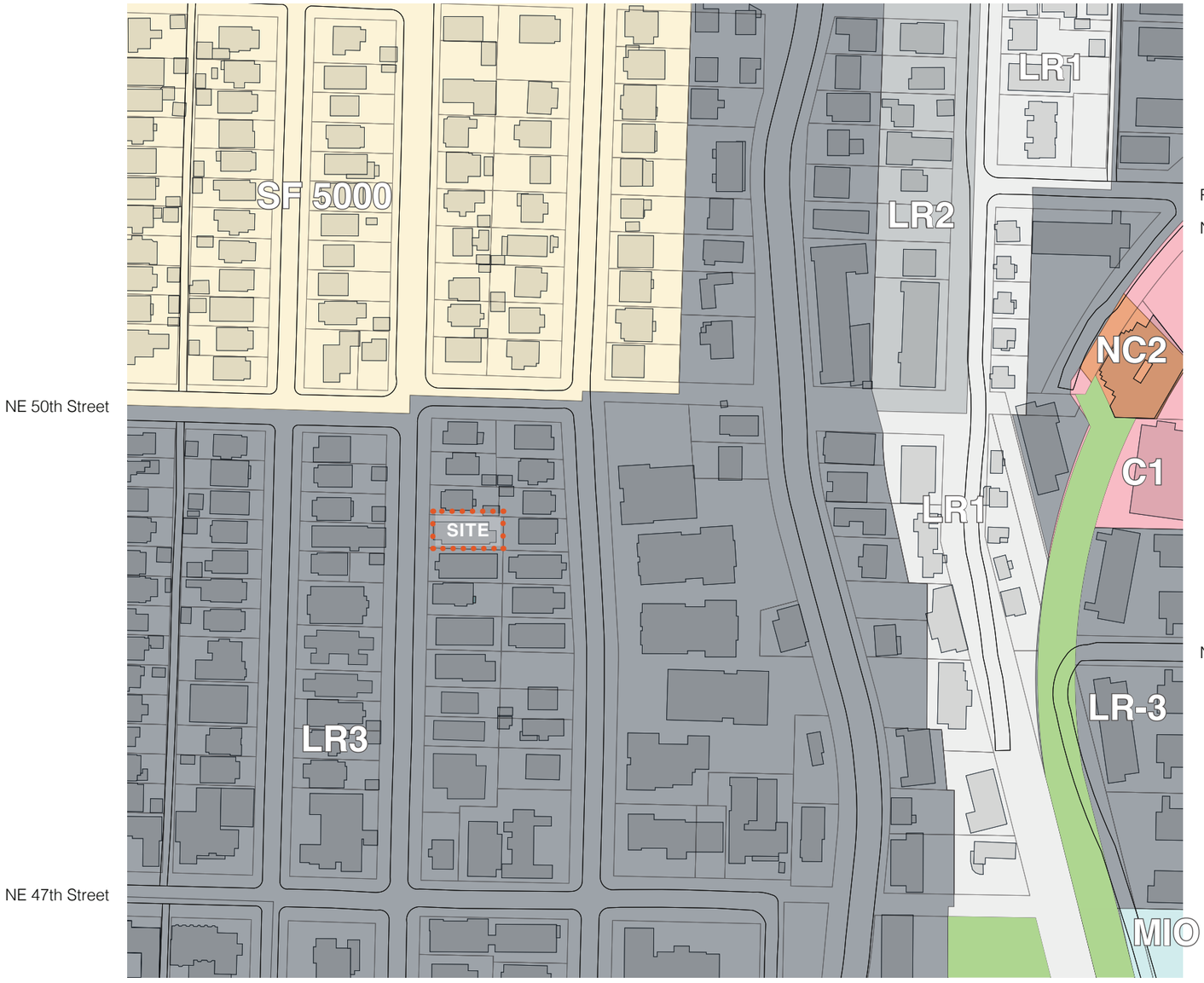
23.45.524 - LANDSCAPING STANDARDS:
- A Green Factor Score of 0.6 or greater is required on LR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed. Existing street trees shall be retained unless the Director of the Seattle Department of Transportation approves their removal.

23.45.527 - STRUCTURE WIDTH AND FACADE LENGTH LIMITS IN LR ZONES:
- Maximum Structure Width: 150 feet for apartment developments in LR3 lots inside Urban Villages and Centers.
- Maximum Facade Length: 65% of lot line for portions of facade within 15 feet of lot line.

23.45.534 - LIGHT AND GLARE STANDARDS:
- Exterior lighting shall be shielded and directed away from adjacent properties.

23.54.040 TRASH AND RECYCLING STORAGE:
- Residential units: 26-50 units = 375 square feet of storage area

23.54.015.K BICYCLE PARKING:
- LONG TERM PARKING REQUIREMENT : 1 Per dwelling unit
- SHORT TERM PARKING REQUIREMENT :1 Per 20 dwelling units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.



ADDRESS

4746 20th Avenue NE

PARCEL #

092504-9046

LEGAL DESCRIPTION

(PER STATUATORY WARRANTY DEED UNDER RECORDING NUMBER 20071108001087)

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF 20TH AVE NORTHEAST AS ESTABLISHED BY ORDINANCE NO. 22601 OF THE CITY OF SEATTLE, 30 FEET EAST AND 150 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE EAST 100 FEET; THENCE SOUTH 45 FEET; THENCE WEST 100 FEET; THENCE NORTH 45 FEET TO THE PLACE OF THE BEGINNING;

TOGETHER WITH AN EASEMENT FOR COMMUNITY DRIVEWAY OVER AND UPON THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT ON THE EAST LINE OF 20TH AVE NORTHEAST 150 FEET SOUTH AND 30 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE EAST 76 FEET, THENCE NORTH 4 FEET; THENCE WEST 76 FEET TO THE EAST LINE OF 20TH AVENUE AVENUE NORTHEAST; THENCE SOUTH ALONG SAID EAST LINE 4 FEET TO THE POINT OF BEGINNING.

LOT SIZE

4,500 SF

ZONE

LR3

URBAN VILLAGE OVERLAY

University District Northwest (Urban Center Village)

NEIGHBORHOOD CONTEXT

LEGEND:

NEW DEVELOPMENT

1. Land Use Application under Project #3033685-EG to provide (1) four-story apartment structure with a total of (54) units. No parking is to be provided.
2. Construction Permit under Project # 6578273-CN to provide (1) four-story apartment structure with a total of (52) units. No parking is to be provided.
3. Land Use Application under Project #3032082-EG to provide (2) three-story townhouse structures with a total of (14) units. No parking is to be provided.

SITE

TRANSIT & ACCESS

The site is well served by several bus lines, including the #45, #70, #71, #73, #74, #372 and #373 within a ½ mile walking distance, facilitating travel to many Seattle neighborhoods, including Roosevelt, Green Lake, Greenwood, Crown Hill, Loyal Heights, Ravenna, View Ridge, Wedgwood, Maple Leaf, Jackson Park, Eastlake, Downtown and beyond Seattle to Lake Forest Park, Kenmore and Bothell. The University of Washington Light Rail Station is 1.2 miles south of the project site.

The Burke-Gilman bicycle route is easily accessible to the east, connecting northeast to Woodinville and southwest to Ballard. In addition to this, many roads with dedicated bike lanes are within close proximity to the site.

5 MINUTES

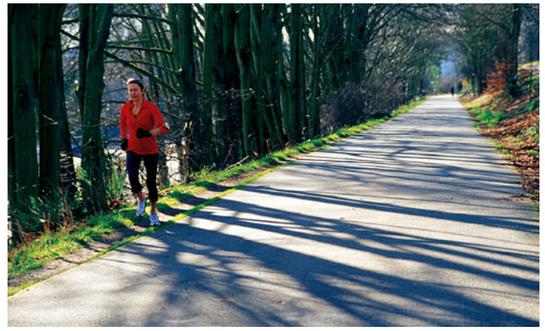
Burke-Gilman Trail, University Lutheran Church, University of Washington Hillel, Churchome University District

10 MINUTES

University of Washington, University Village, University Way NE Commercial Area, Ravenna Park, Burke Museum, Safeway

Bike Route

Bus Stop & Route



1 Burke-Gilman Bike Trail

PHOTO: WWW.WASHINTON.EDU

2 King County Metro Bus Stop

PHOTO: GOOGLE EARTH

3 University of Washington Light Rail Station, a 23 minute walk from project site

PHOTO: ARCHITECTMAGAZINE.COM

ARCHITECTURAL CONTEXT

1 Catholic Newman Center
4502 20th Avenue NE
Built: 2001

2 Phi Delta Theta House
2111 NE 47th Street
Built: 1921

3 Single Family House
4720 20th Avenue NE
Built: 1912

4 Duplex
5002 20th Ave NE
Built: 1914

5 U20 Boarding House
4536 20th Avenue NE
Built: 2018, 64 SEDUs

6 University of Washington Hillel
4735 21st Avenue NE
Built: 2014, 40 Congregate Housing Units

7 University of Washington Hillel
4745 17th Avenue NE
Built: 2004

8 Hansee Hall
4000 15th Avenue NE
Built: 1936

The architectural context around the project site is an eclectic mix of residential and institutional uses. The immediate neighborhood is dense with student housing provided in converted single family structures, rooming houses, fraternities/sororities and apartments of varying architectural character. The context also includes a number of churches close by and commercial cores to the east and west; University Village and University Way NE, respectively. The University of Washington campus to the south has a large impact on the character and uses of the surrounding context.

The single family homes are predominantly traditional craftsman-style homes with defined gable roofs, entry porches and include painted, accented trim details.

The fraternity and sorority buildings are large scale structures that employ tudor-style details such as symmetry, gable roofs, brick siding, painted trim accents as secondary patterns within siding masses and neutral material tones in bold, contrasting patterns.

Common features in the contemporary developments are four-story masses with shed or gable roof expressions and bold volumes of bright colors employed on a mix of horizontal shiplap and panel siding. These structures also provide regular glazing patterns and generally do not provide decks.

The institutional buildings provide the most varied character styles within the neighborhood with a mix of classical, tudor, contemporary and modern details in a variety of materials.

ADJACENT USES

1 Low-rise apartment building on 22nd Avenue NE

2 Fraternity house on 20th Avenue NE

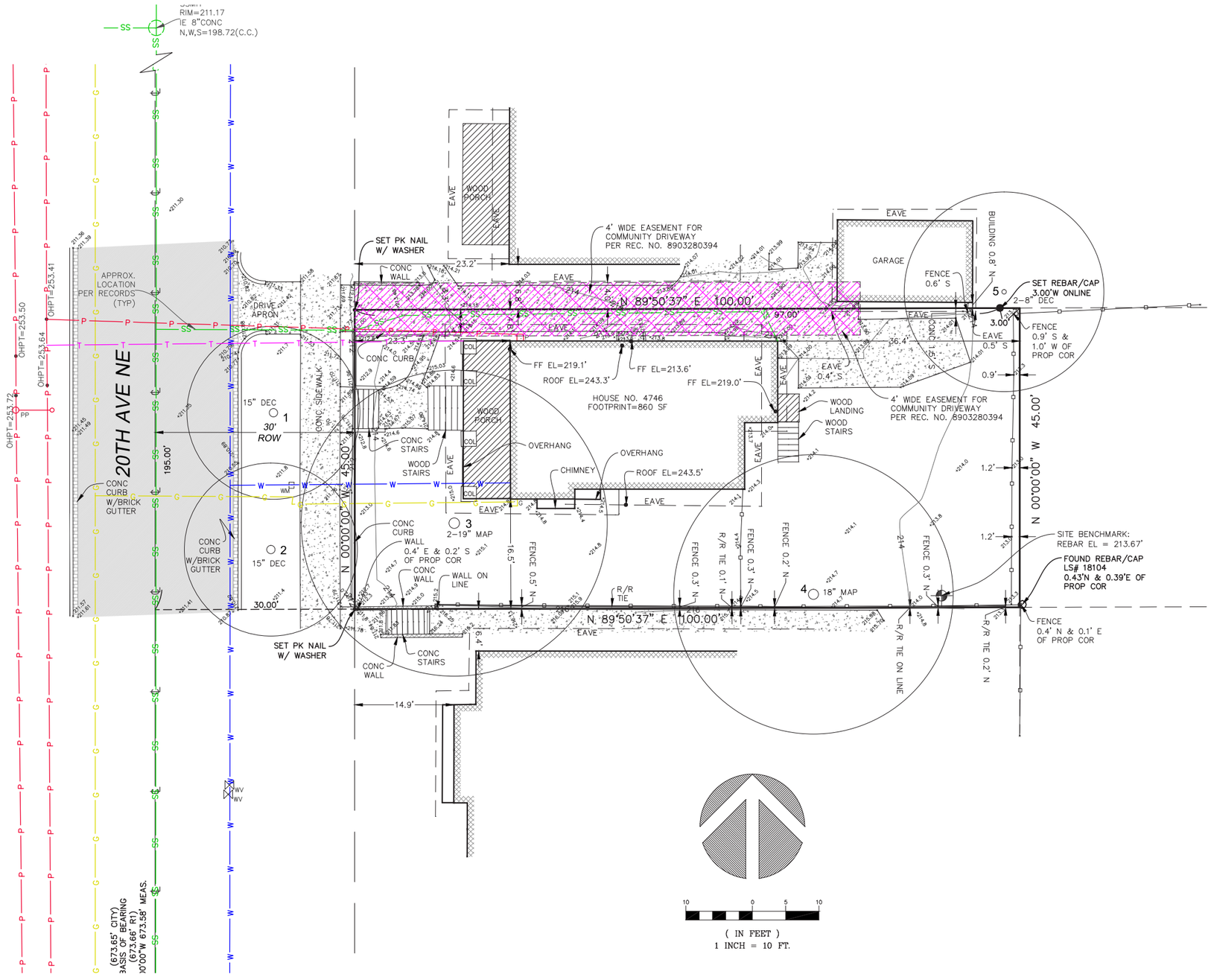
3 New congregate housing on 20th Avenue NE

4 Ivy Ridge low-rise apartment complex on 21st Avenue NE

5 Rooming House and Single Family Residence on 20th Avenue NE

6 Duplex on 20th Avenue NE

SITE SURVEY



TREE INFORMATION

TREE 1: PRUNUS CERASIFERA
TREE 2: PRUNUS CERASIFERA
TREE 3: ACER PLATANOIDES
TREE 4: ACER PLATANOIDES
TREE 5: PRUNUS CERASIFERA
SHRUB/TREE 6: SYRINGA VULGARIS

	ASPHALT SURFACE
	BUILDING
	BRICK SURFACE
℄	CENTERLINE ROW
	CONCRETE SURFACE
	RETAINING WALL
	PORCH
	FENCE LINE (WOOD)
	FIRE HYDRANT
G	GAS LINE
G □	GAS METER
	NAIL AS NOTED
	MONUMENT IN CASE (FOUND)
P □	POWER METER
P	POWER (OVERHEAD)
PP	POWER POLE W/ LIGHT
	REBAR AS NOTED (FOUND)
	REBAR & CAP (SET)
SS	SEWER LINE
	SEWER MANHOLE
W	WATER LINE
WM □	WATER METER
WV ⋈	WATER VALVE
T	TELEPHONE (OVERHEAD)
	BENCHMARK

CALC'D	CALCULATED
COL	COLUMN
CONC	CONCRETE
COR	CORNER
DEC	DECIDUOUS
EL	ELEVATION
FF	FINISH FLOOR
MAP	MAPLE
MEAS	MEASURED
MON	MONUMENT
PROP	PROPERTY
(R1)	REFERENCE NUMBER 1

SITE CONDITIONS & CONSTRAINTS

CONSTRAINTS

- There are many recently developed congregate housing and SEDU apartment projects in the immediate vicinity that are primarily located on single infill lots. The massing of these development projects effectively follow the zoning envelope and is extremely vertical, with many of the buildings iterations or repeats of the same design.

- The development site is located mid-block along 20th Avenue NE between NE 47th Street and NE 50th Street and has limited solar exposure. The design proposal responds to the repetitive recent development and proposes a massing strategy of shifted volumes in order to create a more interesting and contextual building. This approach also maximizes glazing potential on all facades.

- The site is elevated from the street by approximately 4 feet. The design approach uses this change in topography to raise the first floor above the street level and provide a partially below grade basement. This minimizes the impacts of site utilities on the project and provides day-lit units at the rear of the site.

- There is no alley access. All access is to be taken from 20th Avenue NE

1 View of shared driveway looking East

2 View at Southwest corner of site looking Northeast

3 View of site looking Northeast on 20th Avenue NE

4 View of site looking East on 20th Avenue NE

5 View of site looking Southeast on 20th Avenue NE

EXISTING CONDITIONS

The infill site dimensions are approximately 45 feet north-south by 100 feet east-west. It currently contains one 2-story single family structure with a basement built in 1913. There is an existing access easement for a shared driveway with the parcel immediately to the north from 20th Avenue NE. The existing structure is proposed to be removed while the shared driveway, located within the shared access easement will remain.

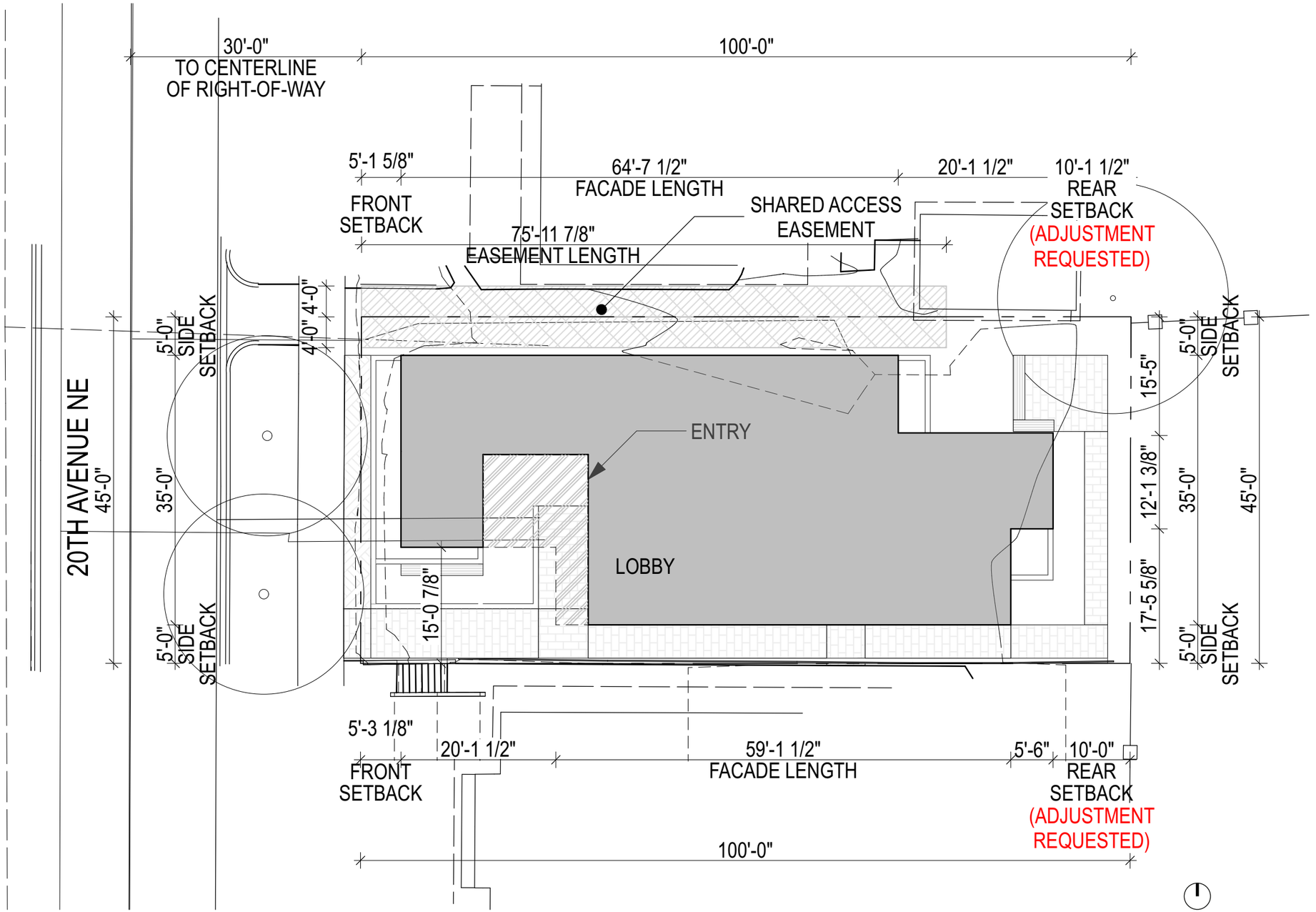
Single family and multifamily structures surround the site. Immediately to the south of the site is a new congregate housing project providing 42 units built in 2013. Directly north of the site is a craftsman-style single family structure serving as a rooming house built in 1922 and across 20th Avenue Northeast is a single family structure serving as a rooming house built in 1913. The site is elevated from the right-of-way by approximately 3 feet with a slope located along the west property line mitigating the elevation change. The remaining majority of the site's topography is fairly flat with a slight slope down towards the east.

The site is located mid-block and has excellent access to the University of Washington Campus, two blocks to the south of the site and Ravenna Park, three blocks to the north of the site. It also has access to both the University Way NE commercial corridor to the west and University Village to the east.

6 View at rear of site looking Southeast from shared driveway

7 View rear of site looking South

SITE PLAN


30'-0"
TO CENTERLINE
OF RIGHT-OF-WAY
100'-0"
5'-1 5/8"
FRONT
SETBACK
64'-7 1/2"
FACADE LENGTH
20'-1 1/2"
10'-1 1/2"
REAR
SETBACK
(ADJUSTMENT
REQUESTED)
75'-11 7/8"
EASEMENT LENGTH
SHARED ACCESS
EASEMENT
5'-0"
SIDE
SETBACK
4'-0"
4'-0"
ENTRY
LOBBY
15'-5"
12'-1 3/8"
17'-5 5/8"
15'-0 7/8"
20TH AVENUE NE
45'-0"
35'-0"
5'-3 1/8"
20'-1 1/2"
59'-1 1/2"
FACADE LENGTH
5'-6"
10'-0"
REAR
SETBACK
(ADJUSTMENT
REQUESTED)
100'-0"

CONCEPTUAL MASSING

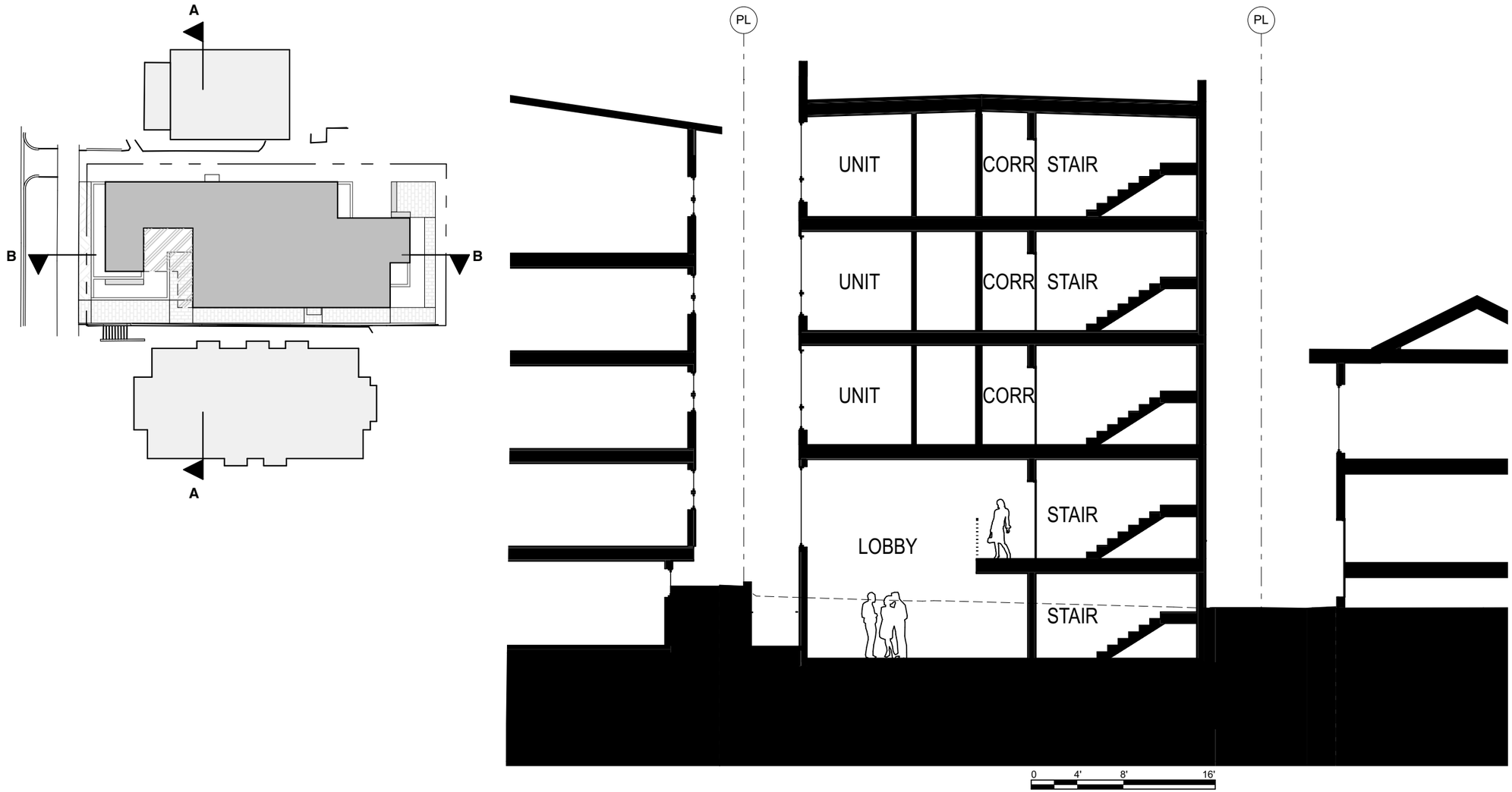
DESIGN CONCEPT

1. The conceptual development of the building differentiates itself from the standards of the typology by breaking the front facade both horizontally and vertically into two distinct volumes that exhibit contrasting material expression.

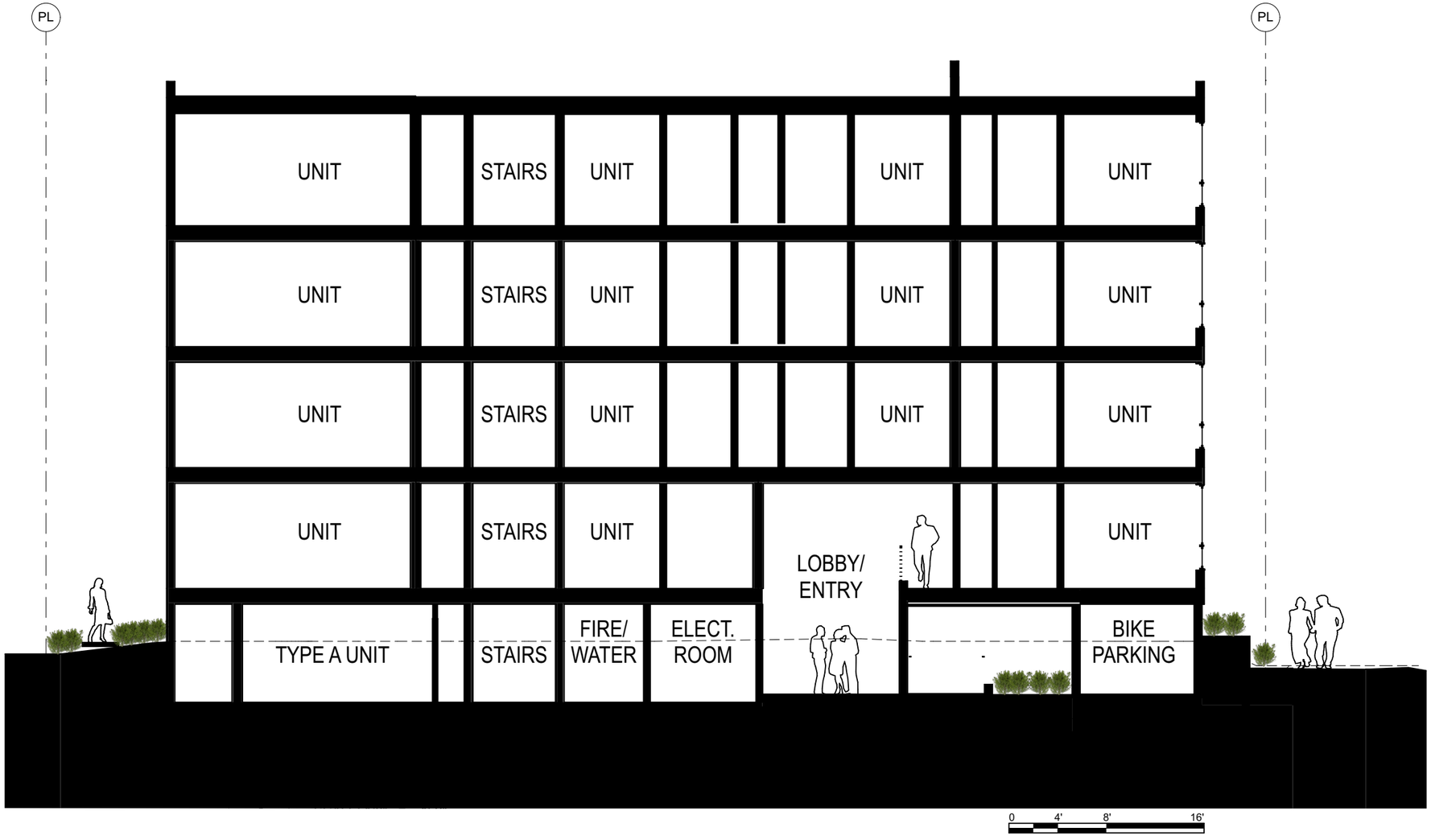
2. Depth is added to the front facade by way of occupiable, recessed decks that communicate directly with the public realm and introduce a human-scale element to the street facing facade.

3. The lobby is expressed conceptually as a transparent volume that is distinct from the two primary building volumes.

SITE SECTION



A. Transverse Section



B. Longitudinal Section

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS & SITE FEATURES

B - Sunlight and Natural Ventilation

The design shifts the massing of the building to create two shared amenity areas / courtyards, one visible from the street and one in the rear of the site. The building entry and amenity area at the southwest corner of the site actively engage 20th Avenue NE, with great solar access, while the rear amenity area at the northeast corner provides a buffer to adjacent sites. This shift in massing provides the opportunity for the majority of units per floor to access light from a corner of the building while providing massing relief and access to light and air for adjacent neighbors. Primary circulation cores are brought into the interior of the building mass to open up the building corners as well as maximize daylight access. Positioning circulation cores at the center of the building mass also limits the amount of blank walls to the streetscape.

D - Plants and Habitat
University District Supplemental Guidance :
CS1.1.c - Incorporate Existing Trees

The design responds to off-site features by orienting the two major common amenity areas with off-site features. Specifically, the rear common amenity area orients towards a tree on the neighboring parcel to the northeast where an adjacent development is proposed at 4751 21st Avenue NE. The two sites share a property boundary at the northeast corner of 4746 20th Avenue NE allowing both sites to benefit from the preservation of the existing tree at 4751 21st Avenue NE. The street facing common amenity area connects to the public realm visually but is partially separated in section in order to provide privacy and security for the residents. The building massing is also organized around these two major common amenity areas which allows the architecture to respond to off-site features as well.

CS2 URBAN PATTERN & FORM

B - Adjacent Sites, Streets, and Open Spaces
University District Supplemental Guidance :
CS2.1.b - Incorporate amenity space into front setbacks.

The design proposes a large common amenity area that connects the street edge to the building lobby and entrance. This creates a larger front setback at the building entry, with the lobby is directly visible from the street. The design proposal shifts the project massing to create this open edge and amenity space at the southwest corner of the site where it's access to daylight is maximized. The lobby is also expressed as a double height volume at the entry to the project, connecting the interior of the project to the public realm and common amenity area.

D - Height, Bulk, and Scale

The design recognizes that the similar type of development in the neighborhood provides primarily repetitive, regular vertical massing with little or no modulation. The proposed development differentiates itself from the prevalent characteristics of the typology by articulating the front facade both horizontally and vertically. Depth is added to the front facade by way of Private decks add depth and activity to the front facade with a direct connection to the public realm. They provide visual relief in comparison to the recent adjacent developments that consist of an uninterrupted four-story wall. The proposed structure is consistent with the with the pattern of recent development with regards to height, bulk and scale.

The design provides an increased average side setback to both the north and south sides. This strategy organizes significant open space at the edges of the project. Fenestration patterning has considered the location of windows on adjacent buildings as well to maximize privacy and access to daylight.

CS3 ARCHITECTURAL CONTEXT & CHARACTER

A - Emphasizing Positive Neighborhood Attributes
University District Supplemental Guidance CS3.1.a :
Foster the eclectic mix of architectural styles and forms.

The project is located two blocks north of the University of Washington. The neighborhood and immediate context is evolving as recent apartment and congregate housing developments meet demand for off campus housing. The majority of recent developments occur on single lots, with new multifamily structures replacing smaller residential structures. This process has yielded many new tall and slender four-story structures with a partially below-grade story.

The proposed structure, though consistent with the scale and type of recent surrounding development, providing off campus student housing.

The proposed structure improves on the pattern of recent development. In place of trash storage and utilities, the development proposes a shared amenity space adjacent to the sidewalk. This open and inviting space contrasts the prevalent opaque utility storage along the block frontage. The entry is articulated to provides a clear focal point from the street for residents and visitors, in contrast to adjacent recent developments.

PUBLIC LIFE

PL1 CONNECTIVITY

B - Walkways and Connections
University District Supplemental Guidance PL1.1.a : Include open space at grade that physically engages the public realm.

A shared pedestrian walkway connects the streetscape to the building entry and the front and rear common amenity areas. The walkway creates a sense of openness at the street where it engages with the front amenity area and landscape design. The walkway slopes as needed to provide an accessible path per code to all common amenity areas. Planters and seating create an inviting entry from the street. The walkway is positioned on the south side of the building where it will be exposed to the maximum amount of daylight.

C - Outdoor Uses and Activities

The design proposes a common amenity area at the southwest corner of the site for maximum solar access, a direct line of site to the sidewalk, and a connection to the building enty and lobby. Secondary architectural features, including an entry canopy, railings, building signage and bench seating add visual interest and promote activity in this space.

PUBLIC LIFE

PL2 WALKABILITY

A - Accessibility

The primary entrance to the building is visually and physically accessible directly from the sidewalk by way of a wide ramp. A landing at the mid point of the ramp provides a moment of pause and potential gathering. The ramps provided are at a slope that is shallower than that required by accessibility codes. The primary entrance is also directly across from a generous bike storage room. The access ramps provide an easy transition for cyclists accessing this area of the building for storage.

PL3 STREET-LEVEL INTERACTION

A - ENTRIES

University District Supplemental Guidance PL3.1.a :
Design prominent, accommodating entries.

The design proposes a building entry that is set back from the street. An entry path leads past an open, double-height, primarily transparent lobby, that connects visually to the interior of the building. This interior space creates an opportunity to connect the second floor interior circulation space visually to the exterior circulation. The entry lobby is highlighted in a contrasting material that distinguishes the lobby as a distinct volume within the overall design proposal. The lobby is combined with the mailroom within the building to provide an opportunity for interaction between the residents.

A variety of elements are used to distinguish the entry sequence from the sidewalk: an open landscape area that connects to the street and provides places to sit, a prominent entry canopy and thoughtful exterior , lighting. These elements create an open, yet intimate space for the residents, while supporting security and visibility for residents.

B - RESIDENTIAL EDGES

In addition to the lobby, the design proposes a series of exterior individual unit balconies that relate directly to the street and public realm.

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITIES

C - Parking and Services Uses

University District Supplemental Guidance DC1.2.a :
Locate services within the building.

University District Supplemental Guidance DC2.1.c :
Design the building base to create a solid and “grounded” form.

Service uses have been located at the building interior to minimize their visibility. Landscape elements and seating provide an attractive street edge and buffers the ground level trash and bicycle storage rooms from the sidewalk.

In addition, these more solid portions of the building program provide a grounding element for building design.

DC2 ARCHITECTECTURAL CONCEPT

A - Massing

University District Supplemental Guidance DC2.1.b :
Reduce bulk and scale of large buildings.

The design proposal is generally defined by two shifted masses, articulated with material change and window treatment. This strategy results in a design that is thoughtfully modulated on all facades and creates large setbacks at the front and rear of the site. In addition, the building differentiates itself from the more typical expressions of the typology by articulating the street-facing facade both horizontally and vertically. Individual unit balconies create depth at the street-facing facade that connect directly with the public realm. These secondary architectural elements introduce a human scale and help reduce the perceived mass of the front facade. Large windows at the street also assist in reducing the overall bulk of the project by creating a more transparent facade.

C - Secondary Architectural Features

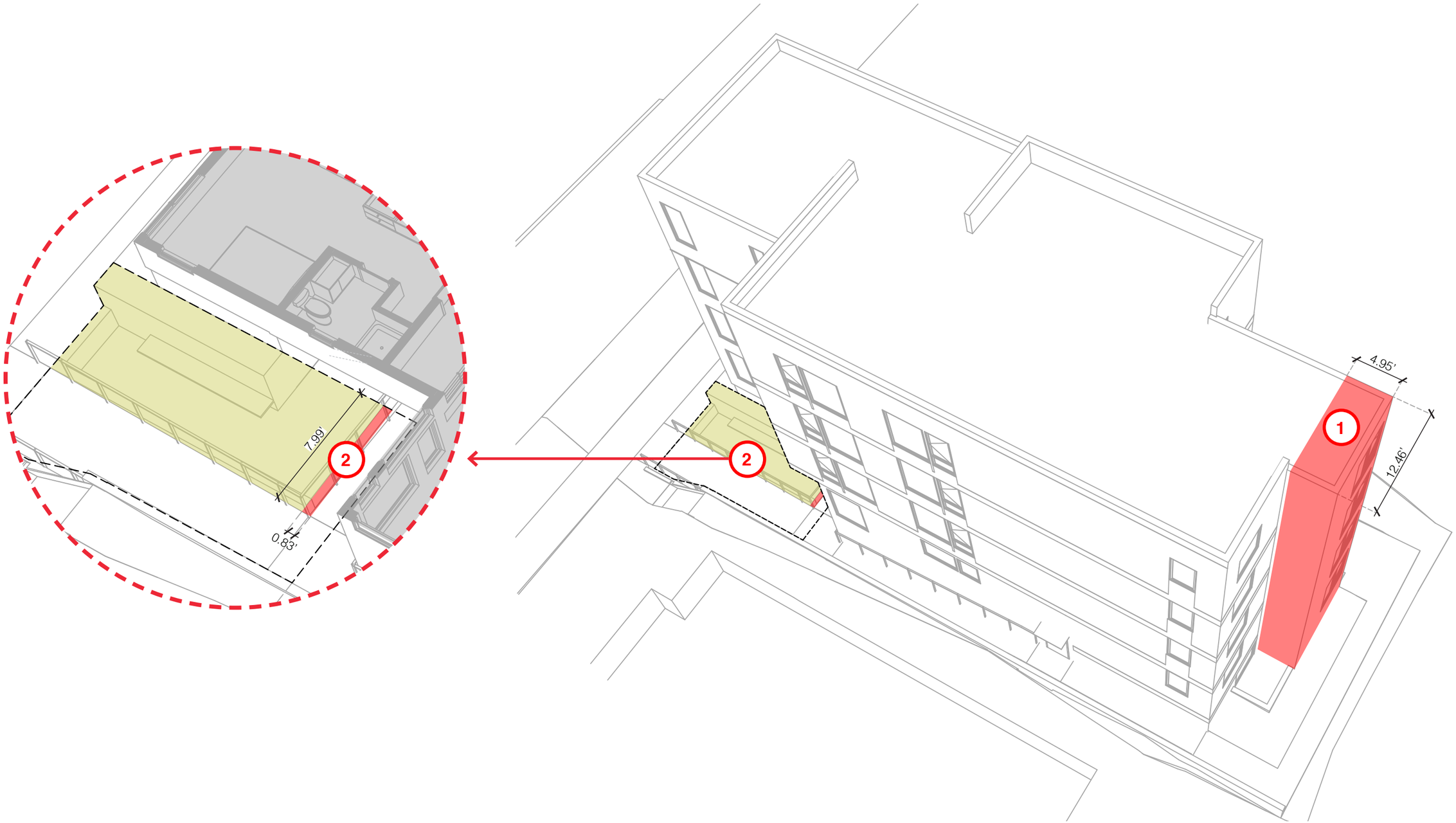
The street-facing facade is highly modulated and expresses large scale massing moves to generate interest from the street. Recessed balconies add depth and interest to the facade and are highlighted through material changes and black metal detail elements. The design also proposes a black metal entry canopy that connects the a common amenity area to the recessed building entry.

DC3 OPEN SPACE CONCEPT

C - Design

University District Supplemental Guidance DC3.1.a :
Design outdoor amenity areas, open space, and pedestrian pathways to be a focal point and organizing element within the development.

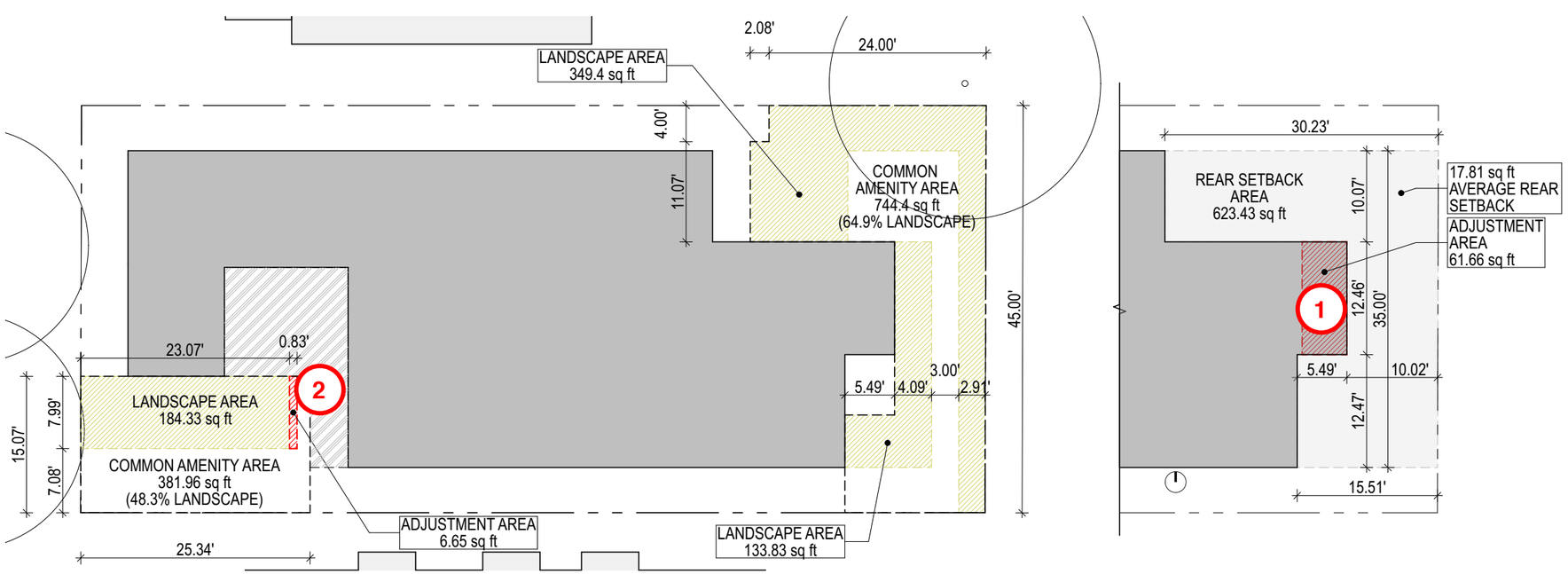
The design proposes two common amenity areas for the project that result from the overall massing strategy for the project. The first one is public-facing and directly engages the sidewalk. A larger, more private space is located at the rear of the building and provides a buffer to adjacent sites. These outdoor spaces combine hardscape and planting, as well as connect to off-site elements. The more public amenity is visually connected to the street and is directly accessible from the building entrance and lobby. The more private of the two spaces has it’s largest contiguous space associated with an existing tree that is being preserved off-site. Trees, plantings, benches, and a variety of walking surfaces are included to provide variety and texture to the two spaces.


7.99'
0.83'
2
2
4.95'
12.46'
1

ADJUSTMENT TABLE

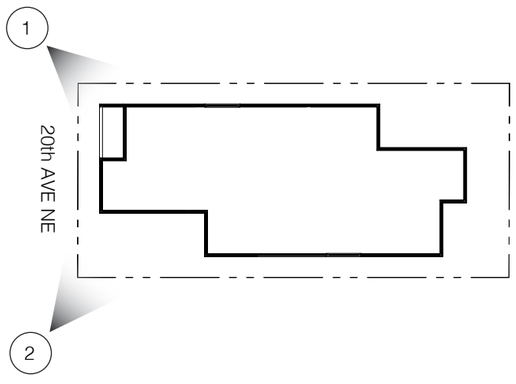
The modification to the code compliant scheme requires the following adjustments, each of which are allowed under the SDR Process:

ITEM	CODE SECTION	REQUIRED	PROVIDED	AMOUNT OF ADJUSTMENT	JUSTIFICATION	SUPPORT DESIGN GUIDANCE
1	**REAR SETBACK:** SMC 23.45.518	15'-0" MINIMUM IF NO ALLEY	10'-0"	5'-0"	THE DESIGN PROPOSAL IS GENERALLY DEFINED BY TWO PRIMARY SHIFTED MASSES, ARTICULATED WITH MATERIAL CHANGE AND WINDOW TREATMENT. THIS STRATEGY RESULTS IN A DESIGN THAT IS THOUGHTFULLY MODULATED ON ALL FACADES AND CREATES GENEROUS SETBACKS AT ALL SIDES THAT ARE RESPONSIVE TO THE SITE. THE DESIGN FOCUSES THE SHIFTING VOLUMES AT THE STREET EDGE AND AT THE REAR OF THE SITE, AND LOCATES THE TWO PRIMARY AMENITY AREA COURTYARDS SPACES IN THE SPACE CREATED BY THE SHIFT. THE REDUCED REAR SETBACK IS REQUESTED FOR A WIDTH OF 12.5 FEET AT THE CENTER OF THE LOT AWAY FROM ADJACENT STRUCTURES TO THE NORTH AND SOUTH. IN RESPONSE THE BUILDING PROPOSES A CODE COMPLIANT SETBACK FOR THE SOUTHERNMOST 12.5 FEET OF THE REAR SETBACK AND A 30 FOOT REAR SETBACK FOR THE NORTHERNMOST 10 FEET OF THE REAR SETBACK. THIS REDUCES SHADOW IMPACTS ON THE ADJACENT SITES TO THE NORTH AND EAST AND PROVIDES A LARGER CONTIGUOUS AREA FOR THE REAR PRIVATE COMMON AMENITY AREA. IN ADDITION THE LARGER SETBACK ALONG THE NORTH SIDE PROVIDES AMPLE SPACE TO PROTECT A MATURE SPECIMEN TREE ON THE SITE TO THE NORTHEAST, UNDER SEPARATE DEVELOPMENT, THAT WILL ENHANCE THE AMENITY AREA AND SCREEN THE PROJECTS FROM EACH OTHER. . THESE PRIMARY MASSING SHIFTS ALSO PROVIDE AMPLE ACCESS TO LIGHT AND AIR FOR THE PROPOSED DEVELOPMENT AND FOR ADJACENT SITES. THE RESULTING AVERAGE REAR SETBACK IS 17.81', LARGER THAN THE CODE REQUIRED MINIMUM SETBACK, AND SIGNIFICANTLY MORE SITE RESPONSIVE DUE TO THE MASSING AND MODULATION OF THE PROPOSAL.	CS1.B.2 DAYLIGHT AND SHADING CS1.D.1 OFF SITE FEATURES PL1.B.1 PEDESTRIAN INFRASTRUCTURE PL1.C.1 SELECTING ACTIVITY AREAS PL2.A.2 ACCESS FOR ALL PL3.A.1 DESIGN OBJECTIVES PL3.A.2 ENSEMBLE OF ELEMENTS DC2.A.2 REDUCING PERCEIVED MASS DC3.C.2 AMENITIES AND FEATURES
2	**AMENITY AREA:** SMC 23.45.522 D.5.b.1	AT LEAST 50% OF A COMMON AMENITY AREA PROVIDED AT GROUND LEVEL SHALL BE LANDSCAPED WITH GRASS, GROUNDCOVER, BUSHES, BIORETENTION FACILITIES, AND/OR TREES 381.96 SQ FT X 0.5 = 190.98 SQFT REQUIRED	184.33 SQFT	6.65 SQFT	A VARIETY OF DESIGN ELEMENTS ARE USED IN THE COMMON AMENITY AREA FRONTING 20TH AVENUE NE TO PROVIDE RESIDENT ENGAGEMENT AS WELL AS TO DISTINGUISH THE ENTRY SEQUENCE WITH A SERIES OF RAMPS AND LANDINGS FOR PAUSE AND CONGREGATION. A LANDSCAPE AREA WITH BENCH SEATING AND EXTERIOR LIGHTING IS ALSO USED TO GENERATE A MORE INTIMATE SPACE. DUE TO THE HIGH CONCENTRATION OF ELEMENTS WORKING TOGETHER TO ENLIVEN THIS EXTERIOR SPACE, THE LANDSCAPED PORTION OF THE TOTAL COMMON AMENITY AREA IS SLIGHTLY UNDER THE 50% REQUIREMENT AS IT PROVIDES 48.26% LANDSCAPE AREA WITHIN THE TOTAL COMMON AMENITY AREA FOOTPRINT. THE SECOND COMMON AMENITY AREA PROVIDED BY THE PROJECT, HOWEVER, PROVIDES A LANDSCAPE AREA THAT IS 66% OF THE TOTAL WHICH EXCEEDS THE CODE MINIMUM OF 50%. IN COMBINATION THE TOTAL COMMON AMENITY AREAS ARE 1,126.4 SQUARE FEET, WITH THE TOTAL LANDSCAPE AREA OF 675.9 SQUARE FEET, FOR A TOTAL OF 60% LANDSCAPED AREA, FAR IN EXCESS OF THE CODE MINIMUM REQUIREMENT.	CS2.B.2 CONNECTION TO THE STREET PL1.B.1 PEDESTRIAN INFRASTRUCTURE PL2.A.2 ACCESS FOR ALL PL3.A.1 DESIGN OBJECTIVES DC2.A.2 REDUCING PERCEIVED MASS DC3.C.2 AMENITIES AND FEATURES



RENDERINGS

KEY PLAN



1. View from 20th Avenue NE Looking SE

1 **6” HORIZONTAL COMPOSITE PANEL**
COLOR TBD
(or sim.)

2 **24” VERTICAL FIBER CEMENT PANEL**
SW #7065 ARGOS
(or sim.)

3 **FIBER CEMENT INFILL PANEL**
SW #7064 PASSIVE
(or sim.)

4 **4X8 FIBER CEMENT PANEL**
SW #7069 IRON ORE
(or sim.)

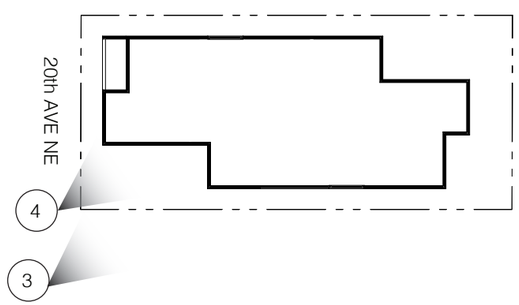
5 **CAST IN-PLACE CONCRETE**
(or sim.)

6 **POWDER COATED METAL FEATURES**
MATTE BLACK
(or sim.)
INCLUDES: RAILINGS, PARAPET CAP, THROUGH WALL FLASHING

2. View from 20th Avenue NE Looking NE

RENDERINGS

KEY PLAN



4. Aerial View Looking SE

3. Entry View Looking NE

PRIVACY ELEVATIONS

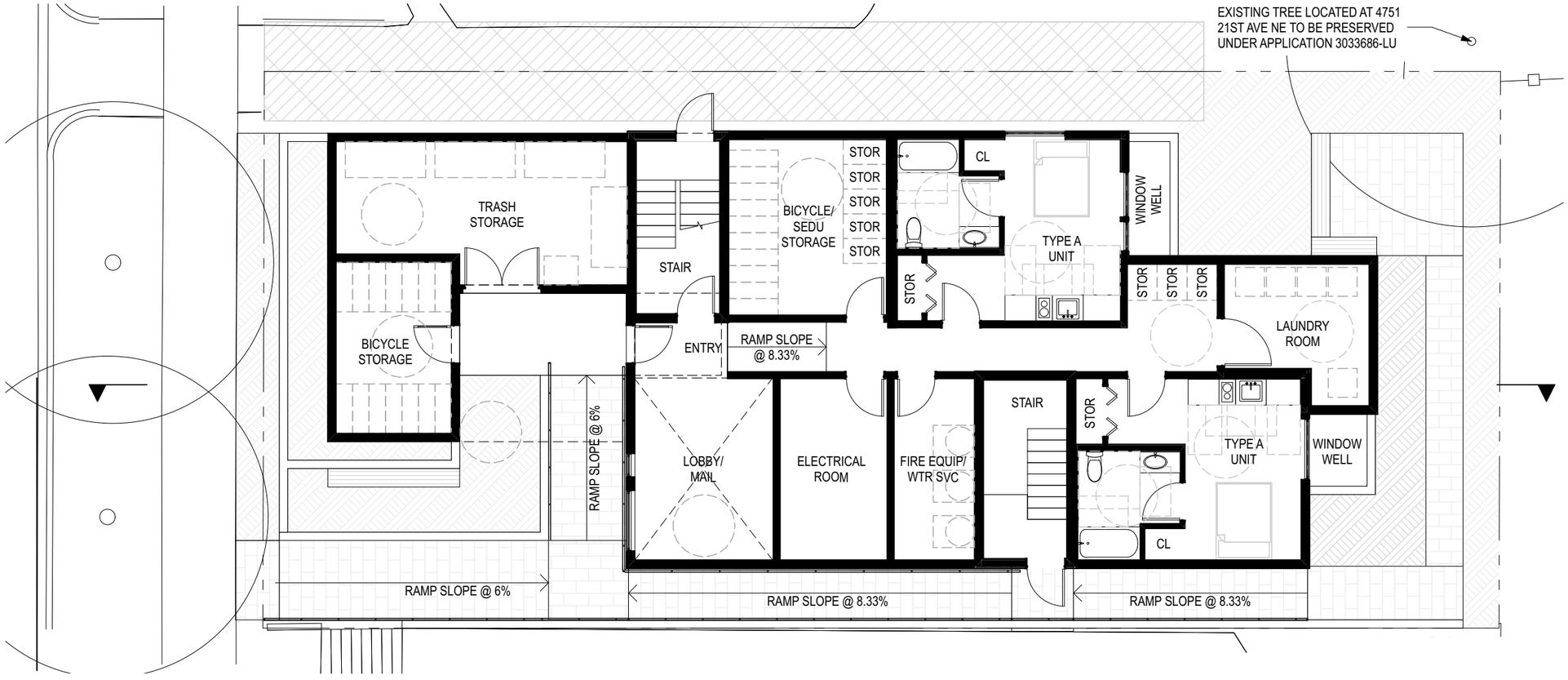
EXISTING SINGLE FAMILY STRUCTURE TO THE NORTH IS 11’-9” AVERAGE AWAY FROM THE PROPOSED STRUCTURE

North Privacy Elevation

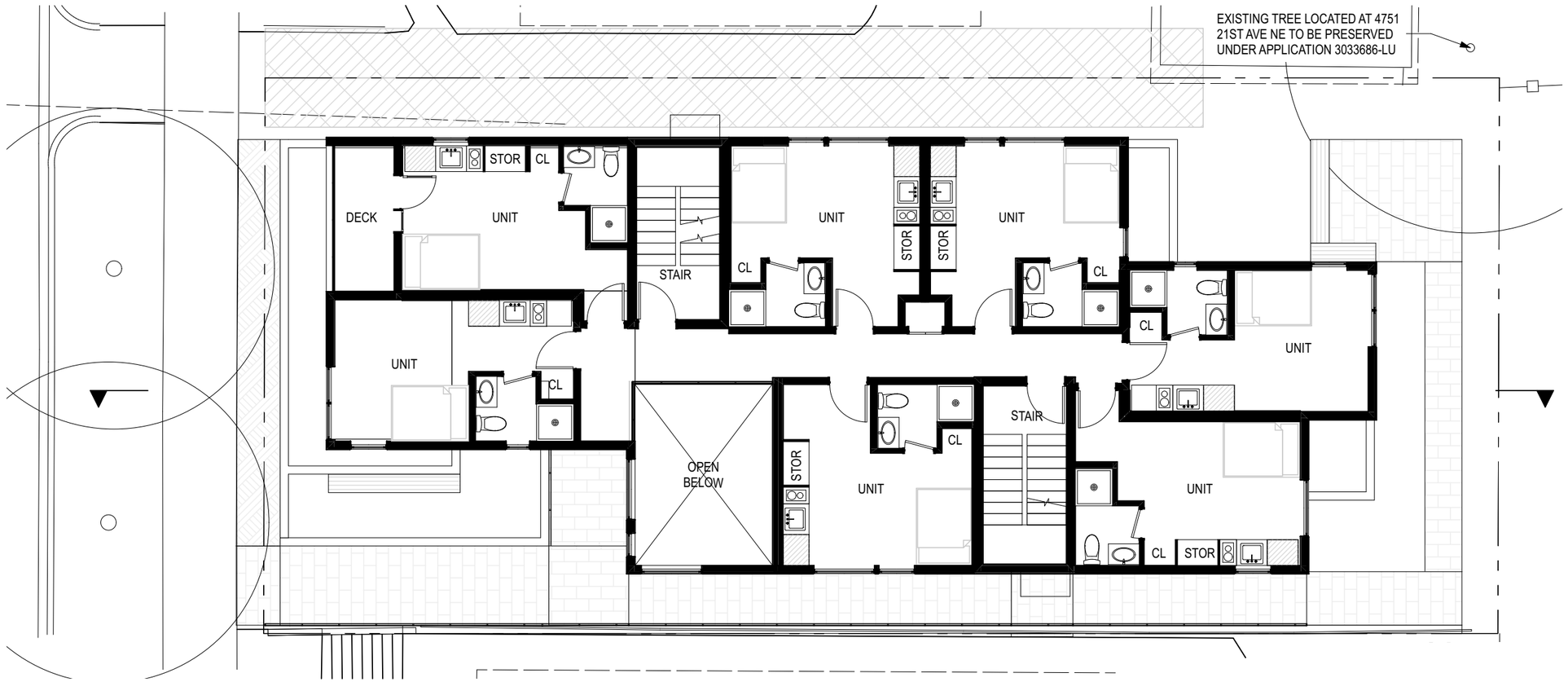
BUILDING TO THE SOUTH IS 11'-5" AVERAGE AWAY FROM THE PROPOSED STRUCTURE

South Privacy Elevation

FLOOR PLANS



Ground Floor Plan

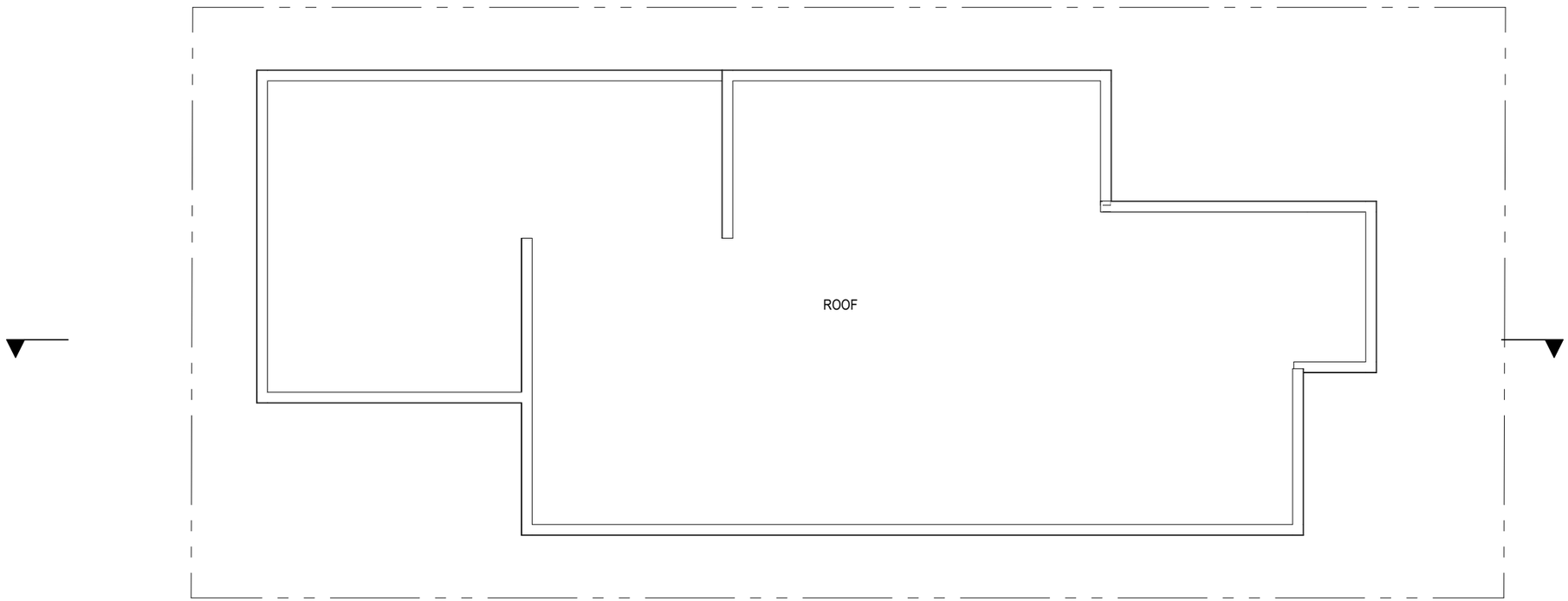

EXISTING TREE LOCATED AT 4751
21ST AVE NE TO BE PRESERVED
UNDER APPLICATION 3033686-LU
DECK
UNIT
STOR
CL
STAIR
UNIT
CL
UNIT
STOR
STOR
UNIT
CL
CL
UNIT
UNIT
CL
OPEN
BELOW
STOR
UNIT
CL
STAIR
UNIT
CL
STOR
0
4'
8'
16'

First Floor

FLOOR PLANS

Second-Fourth Floor Plan

0 4' 8' 16'



Roof Plan

0 4' 8' 16'

ELEVATIONS

1 **6” HORIZONTAL COMPOSITE PANEL**
COLOR TBD
(or sim.)

2 **6” HORIZONTAL FIBER CEMENT PANEL**
COLOR TBD
(or sim.)

3 **24” VERTICAL FIBER CEMENT PANEL**
SW #7065 ARGOS
(or sim.)

4 **FIBER CEMENT INFILL PANEL**
SW #7064 PASSIVE
(or sim.)

5 **4X8 FIBER CEMENT PANEL**
SW #7069 IRON ORE
(or sim.)

6 **CAST IN-PLACE CONCRETE**
(or sim.)

7 **POWDER COATED METAL FEATURES**
MATTE BLACK
(or sim.)
INCLUDES: RAILINGS, PARAPET CAP, THROUGH WALL FLASHING

North Elevation

0 4' 8' 16'

1 **6” HORIZONTAL COMPOSITE PANEL**
COLOR TBD
(or sim.)

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COLOR TBD
(or sim.)

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SW #7065 ARGOS
(or sim.)

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SW #7064 PASSIVE
(or sim.)

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SW #7069 IRON ORE
(or sim.)

6 **CAST IN-PLACE CONCRETE**
(or sim.)

7 **POWDER COATED METAL FEATURES**
MATTE BLACK
(or sim.)
INCLUDES: RAILINGS, PARAPET CAP, THROUGH WALL FLASHING

South Elevation

0 4' 8' 16'

ELEVATIONS

1 **6” HORIZONTAL COMPOSITE PANEL**
COLOR TBD
(or sim.)

2 **6” HORIZONTAL FIBER CEMENT PANEL**
COLOR TBD
(or sim.)

3 **24” VERTICAL FIBER CEMENT PANEL**
SW #7065 ARGOS
(or sim.)

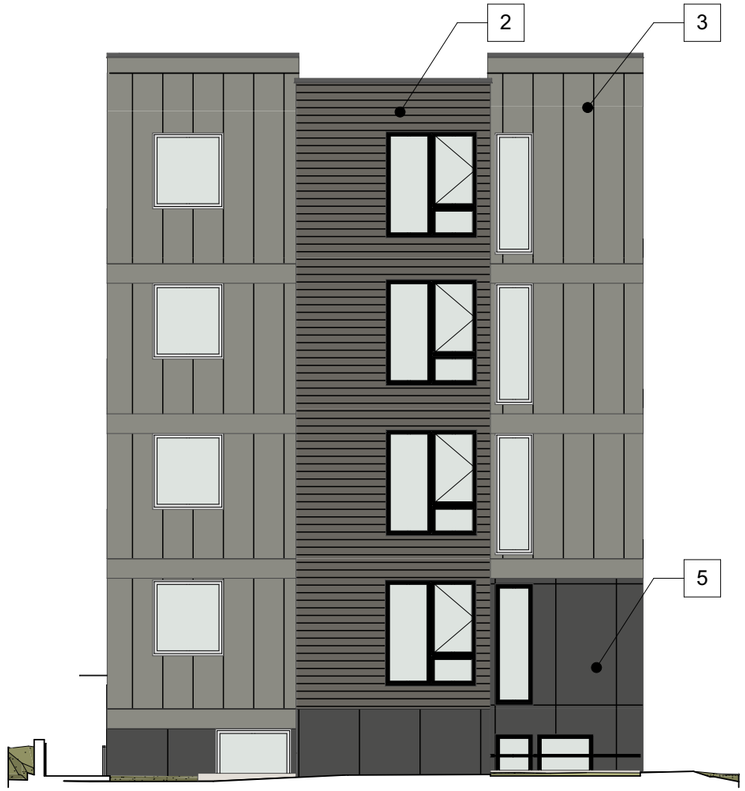
4 **FIBER CEMENT INFILL PANEL**
SW #7064 PASSIVE
(or sim.)

5 **4X8 FIBER CEMENT PANEL**
SW #7069 IRON ORE
(or sim.)

6 **CAST IN-PLACE CONCRETE**
(or sim.)

7 **POWDER COATED METAL FEATURES**
MATTE BLACK
(or sim.)
INCLUDES: RAILINGS, PARAPET CAP, THROUGH WALL FLASHING

West Elevation



East Elevation

0 4' 8' 16'

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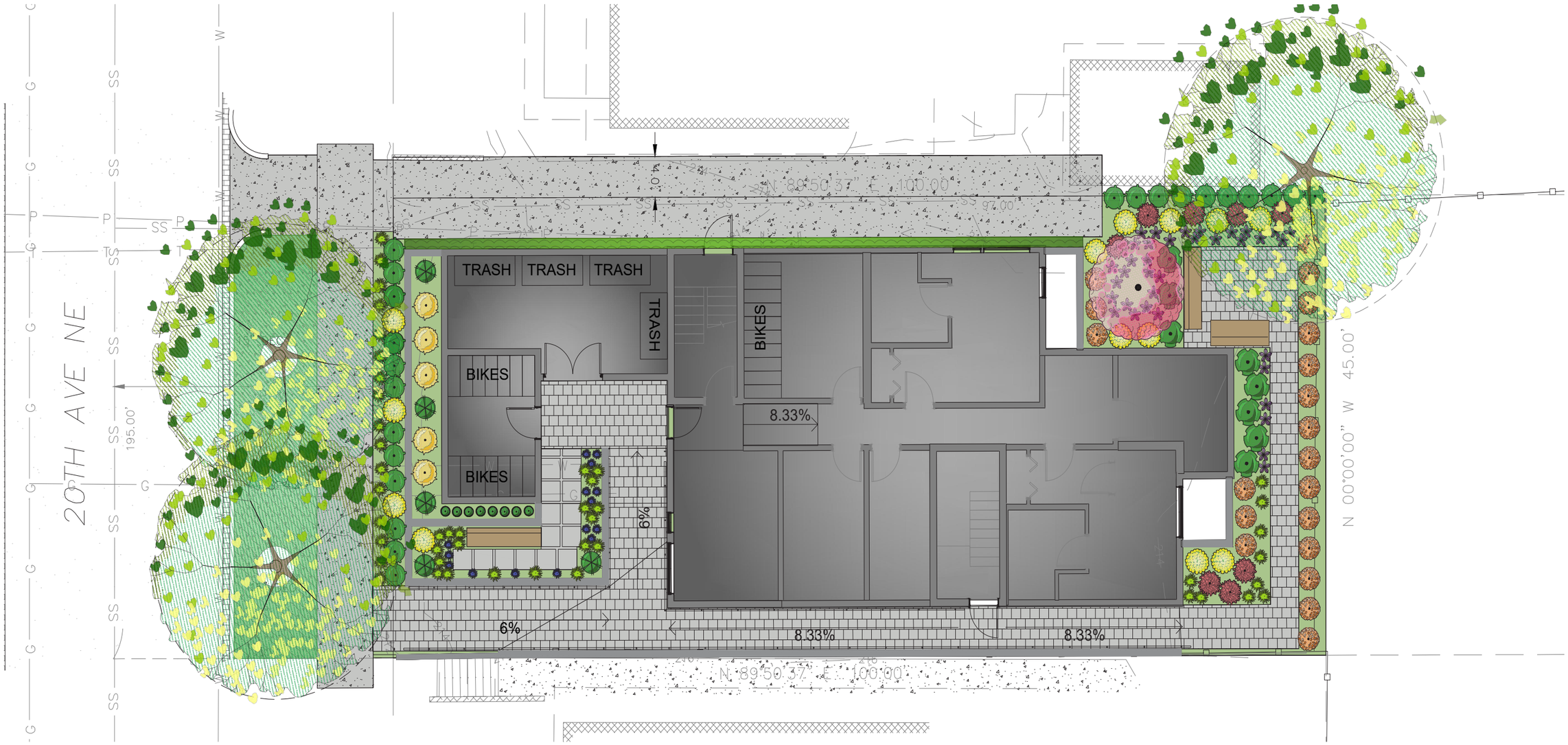
LANDSCAPE PLAN



NORTH

RENDERED LANDSCAPE PLAN
SCALE: NTS


Katsura Tree


Tschonoski Crabapple


Golden Varigated Sweetflag


Crimson Pigmy Barberry


Horsetail Reed Grass


Big Blue Lilyturf


Rainbow Leucothoe


Heavenly Bamboo


Black Mondo Grass


Goshiki Holly


H.M. Eddie Yew


Creeping Raspberry


Illumination Dwarf Periwinkle


Golden Whitecreeper


Mount Vernon Laurel

COMPLETED WORK b9 ARCHITECTS

1601 N 45th Street Apartments (Under Construction)

748 11th Avenue E Apartments

121-123 12th Avenue E Apartments

1427 NW 65th Street Apartments